

# **MINUTES OF A REGULAR MEETING OF THE RESOURCE CONSERVATION COMMISSION**

**October 4, 2004**

Ken Lee Building Conference Room  
430 "F" Street

**MEETING CALLED TO ORDER** by Chair Doug Reid at 6:02 p.m.

## **ROLL CALL/MOTION TO EXCUSE**

**MEMBERS PRESENT:** Chair Doug Reid, Vice-Chair John Chávez, Commissioners Teresa Thomas, Juan Diaz, Stanley Jasek, Pamela Bensoussan and Tracy Means

**STAFF PRESENT:** Paul Hellman, Environmental Projects Manager  
Lynnette Tessitore-Lopez, Associate Planner  
Linda Bond, Recording Secretary

**OTHERS PRESENT:** Philip Lopez, 20 Second Avenue, Chula Vista  
Georgie Stillman, 580 Twin Oaks Avenue, Chula Vista  
Armando & Bahena Ibarra, 646 Del Mar Avenue, Chula Vista

**APPROVAL OF MINUTES:** April 19, July 19, August 2 and September 13, 2004

### **April 19, 2004 Minutes**

**MSC** (Jasek/Bensoussan) to approve the April 19, 2004 minutes as submitted. **Vote:** (4-0-3-0) with Thomas, Chávez and Means abstaining.

### **July 19, 2004 Minutes**

**MSC** (Diaz/Thomas) to approve the July 19, 2004 minutes with the following revision:

In Attachment 1, second bullet, delete part of the first and second sentence.

**Vote:** (4-0-3-0) with Jasek, Chávez and Means abstaining.

### **August 2, 2004 Minutes**

**MSC** (Jasek/Thomas) to approve the minutes of August 2, 2004 with clarification of the last paragraph on page 4. **Vote:** (5-0-2-0) with Diaz and Means abstaining.

### **September 13, 2004 Minutes**

**MSC** (Diaz/Thomas) to approve the minutes of September 13, 2004 as submitted. **Vote:** (6-0-1-0) with Means abstaining.

**ORAL COMMUNICATIONS:** None.

## NEW BUSINESS

### 1. 20 Second Avenue, Historic Designation and Mills Act Contract

Commissioner Thomas recused herself from this item.

Ms. Lynnette Tessitore-Lopez (*Associate Planner*) presented the staff report for 20 Second Avenue.

Staff Recommendation: That the RCC consider 20 Second Avenue for inclusion on the Chula Vista Historic Sites List as being one of the few large Colonial Revival homes remaining in Chula Vista and recommend for the Mills Act.

**MSC** (Diaz/Means) to recommend 20 Second Avenue for inclusion on the Chula Vista Historic Sites List. **Vote:** (6-0-1-0) with Thomas abstaining.

### 2. 254 Fifth Avenue, Historic Designation and Mills Act Contract

Commissioner Bensoussan recused herself from this item.

Ms. Tessitore-Lopez presented the staff report for 254 Fifth Avenue.

Staff Recommendation: That the RCC consider 254 Fifth Avenue for inclusion on the Chula Vista Historic Sites List for being one of the last remaining Orchard Homes in Chula Vista, with the stipulation that landscaping and other efforts be implemented to distinguish the home from the 6-unit apartment complex on the same lot and recommend for the Mills Act.

**MSC** (Jasek/Diaz) to recommend 254 Fifth Avenue for inclusion on the Chula Vista Historic Sites List with staff's recommendation that landscaping and other efforts are accomplished to distinguish the home from the apartment complex on the same lot.

Ms. Georgie Stillman (*580 Twin Oaks Avenue, Chula Vista, CA*) reported that the landscaping has been improved to separate the apartment façade from the historic house. The apartment tenants are not allowed to park in the front anymore. The porch has almost been completed and is screened with attractive greenery to give the appearance of the flow of that porch around the entire "L". The historic moldings and work that are on the back have been taken back to the original.

**Vote:** (6-0-1-0) with Bensoussan abstaining.

### 3. 181 Madrona Street, Historic Designation and Mills Act Contract

Ms. Tessitore-Lopez reported that the RCC recommended this site for designation on October 15, 2001, with the condition that the brick façade and carport be removed. After the RCC recommendation for inclusion, the previous owners rescinded their application. The current owners have requested re-consideration. The brick façade has been removed, and the current owners intend to remove the carport. The significance of this home is attributable to its architecture as a bungalow and its location within one of the first tracts named after Henry Gulick. The applicants have also applied to participate in the Mills Act Program.

Staff Recommendation: That the RCC reconsider this house for inclusion on the Chula Vista Historic Sites List and recommend for the Mills Act.

**MSUC** (Thomas/Bensoussan) to recommend 181 Madrona Street for inclusion on the Chula Vista Historic Sites List with the condition that the carport be removed.

Discussion

Chair Reid stated that, when he drove by the house, it was for sale. It is his understanding that any Mills Act conditions would stay with the land not the ownership. Ms. Tessitore-Lopez responded in the affirmative. The owners just moved into the home, and they are testing the market, but will probably not sell the home.

**Vote:** (7-0)

**4. 238 Second Avenue, Historic Designation and Mills Act Contract**

Ms. Tessitore-Lopez presented the staff report for 238 Second Avenue. She noted three corrections in the 'history of the house' document that the applicant had submitted.

Staff Recommendation: That the RCC consider this house for inclusion on the Chula Vista Historic Sites List for being the home of John M. Davidson, a person important to the history of Chula Vista as one of the first farmers and landowners in Chula Vista, and recommend for the Mills Act.

**MSUC** (Thomas/Diaz) that 238 Second Avenue be recommended for historic designation and the Mills Act. **Vote:** (7-0)

**5. 186 Cypress Avenue, Historic Designation and Mills Act Contract**

Ms. Tessitore-Lopez presented the staff report for 186 Cypress Avenue.

Staff Recommendation: That the RCC include it on Chula Vista's list of Historic Sites as a bungalow style home constructed within one of the first tracts of modest homes in Chula Vista with the requirement that any windows that have been changed be restored as part of the Mills Act Program.

**MSUC** (Thomas/Jasek) that the RCC recommend this home for historic designation and also the Mills Act.

Discussion

Commissioner Bensoussan thinks this is a really important street. She stated that she thinks it's a wonderful bungalow street and that we should do all we can to encourage people to preserve that street.

**Vote:** (7-0)

**6. Mills Act Contract, 62 Cook Court (*Hazel Goes Cook House*) Historic Site #20**

Ms. Tessitore-Lopez presented the staff report for 62 Cook Court.

Staff Recommendation: That the RCC recommend to the City Council to approve this house for the Mills Act Contract.

**MSUC** (Thomas/Diaz) that the RCC recommend this home for the Mills Act. **Vote:** (7-0)

## **7. 646 Del Mar Avenue, Historic Designation and Mills Act Contract**

Commissioner Bensoussan recused herself from this item.

Ms. Tessitore-Lopez presented the staff report for 646 Del Mar Avenue. With limited information available on this home, staff was a bit concerned about the roofline differentiation particularly on a Colonial Revival asymmetrical form. Based upon extensive research, staff concluded that the roofline had been altered, possibly the result of an addition.

Staff Recommendation: With conflicting and limited information available and the obvious alterations done to the house, including the roofline and vinyl windows, the house does not fit into the category needed to recommend it for inclusion based on architecture. And from all other available information, it does not meet any other criteria. Staff believes it probably was a smaller home of the larger home next door. Based upon that, staff recommends against its inclusion on the Chula Vista Historic Sites List.

### Discussion

Commissioner Thomas discussed with the owners (*Armando & Behena Ibarra*) what they would be willing to do to qualify for the Mills Act Program. The owners indicated that they plan to expand the house and do not intend to remove the large fountain in the front yard or go to the expense of changing out the vinyl windows, not even as part of the Mills Act Contract.

**MSC** (Jasek/Diaz) that the RCC accept the staff recommendation not to include this home on the Chula Vista Historic Sites List based on architecture or recommend it for the Mills Act Program. **Vote:** (6-0-1-0) with Bensoussan abstaining.

**ENVIRONMENTAL REVIEW COORDINATOR COMMENTS:** None.

### **CHAIR COMMENTS**

## **8. Consideration of RCC appointment of a Commission member to represent the Commission at public hearings.**

**MSUC** (Bensoussan/Thomas) to appoint the Chair, Vice-Chair, their appointee or the Commissions' appointee to represent the Commission at public hearings. **Vote:** (7-0)

### **COMMISSIONER COMMENTS**

**MSUC** (Chávez/Thomas) that RCC actions, votes and comments on EIRs and Draft EIRs be forwarded in a timely manner by hardcopy and email to the Planning Commission, and, as appropriate, to other Commissions (e.g., Design Review

Committee), and that a RCC representative be present at Planning Commission public hearings on EIRs and Draft EIRs. **Vote:** (7-0)

**ADJOURNMENT:** Chair Reid adjourned the meeting at 7:45 p.m. to a regular meeting on Monday, October 18, 2004, at 6:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

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Linda Bond, Recording Secretary

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